



HOME CONDITION REPORT

12, Kings Lane
Harwell
DIDCOT
OX11 0EJ

Report reference number (RRN) **9010-1504-2090-0096-2065**
Inspection date **14 November 2006**



Contents

	Introduction
Section A	General information
Section B	Summary
Section C	Conveyancing, and health and safety issues
Section D	Outside condition
Section E	Inside condition
Section F	Services
Section G	Grounds (including shared parts for flats)
Section H	Energy performance certificate

Introduction and terms on which report is prepared

To market your home for sale you must have a home information pack that may include a home condition report. This Home Condition Report is produced by a Home Inspector, who is a member of The SAVAs Certification Scheme (a government-approved certification scheme).

The Home Inspector must provide an objective opinion about the condition of the property, which the buyer, the seller and the buyer's mortgage company must be able to rely on and use.

To become a member of The SAVAs Certification Scheme and be able to produce home condition reports, a Home Inspector has to:

- pass an assessment of skills, in line with National Occupational Standards; and
- have insurance that provides cover when a Home Inspector is negligent.

The Home Inspector must follow the necessary standards and The SAVAs Certification Scheme code of conduct.

A Home Condition Report is not valid unless it has been produced by a Home Inspector who is a member of a government-approved scheme and it has been entered on the Register of Home Condition Reports.

The Home Condition Report is in a standard format and is based on these terms, which set out what you should expect of both the Home Inspector and the home condition report. You and the Home Inspector cannot amend these terms.

Any other services the Home Inspector may provide are not covered by these terms and so must be covered by a separate contract.

If you have any complaint about this report, you can complain by following the complaints procedure, which is explained in more detail at the end of this document.

What this report tells you

This report tells you:

- about the construction and condition of the home on the date it was inspected; and
- whether more enquiries or investigations are needed.

The report's main aim is to tell you about any defects that need urgent attention or are serious. It also tells you about things that need further investigation to prevent damage to the structure of the building.

The report gives 'condition ratings' to the major parts of the main building (it does not give condition ratings to outbuildings). However, the report does not mention minor defects that do not need building work to put them right.

The report contains an energy performance certificate that tells you about the energy and environmental performance of the home, and suggests any improvements that you can make.

What this report does not tell you

This report does not tell you the value of your home or cover things that will be considered

when a valuation is provided, such as the area the home is in or the availability of public transport or facilities. It does not tell you about any minor defects that would not normally have any effect on a buyer's decision to buy.

- The report does not give advice on the cost of any repair work or the types of repair which should be used.
- The report is not an asbestos inspection under the Control of Asbestos at Work Regulations 2002.

If you need advice on subjects that are not covered by the home condition report, you must arrange for it to be provided separately.

What is inspected?

The Home Inspector inspects the inside and outside of the main building and all permanent outbuildings, and the parts of the gas, electricity and water and drainage services that can be seen.

The Inspector gives each part of the structure of the main building a condition rating, to make the report easy to follow. The condition ratings are as follows.

Condition rating	Definition
1	No repair is currently needed. Normal maintenance must be carried out.
2	Repairs or replacements are needed but the Home Inspector does not consider these to be serious or urgent.
3	These are defects which are either serious and/or require urgent repair or replacement.
NI	Not inspected (see important note below)

Important note

The inspection is 'non-invasive'. This means that the Home Inspector does not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, the Home Inspector does not remove secured panels or undo electrical fittings.

The Home Inspector will say at the start of sections D, E and F of the report if it was not possible to inspect any parts of the home that are normally reported on. If the Home Inspector is concerned about these parts, the report will tell you about any further investigations that are needed. The Home Inspector does not report on the cost of any work to correct defects or how repairs should be carried out. Some maintenance and repair may be costly.

Section A General Information

12, Kings Lane, Harwell, DIDCOT, OX11 0EJ

Property reference number:	0000000125
Home Inspector's name:	Mr Terence Wallace
Home Inspector's membership number:	SAVA101012
Company name:	TJ Wallace FRICS
Company address and postcode:	12 Kings Lane, Harwell, Didcot, Oxon., OX11 0EJ
Company email:	tjw@tjwallace.co.uk
Company telephone number:	01235 832740
Company fax number:	01235 832740
Date of the inspection:	14 November 2006
Report reference number:	9010-1504-2090-0096-2065
The report reference number of any other Home Condition Reports written for this property in the last 12 months: (Reports prepared for previous sellers are excluded)	

Section B Summary

Date of the inspection:	14 November 2006
Full address and postcode of the property:	12, Kings Lane, Harwell, DIDCOT, OX11 0EJ
Weather conditions:	It was dry but overcast at the time of the inspection.
State of the property:	The property was vacant, in a habitable condition and unfurnished.
Approximate year when the property was built:	The property was built around 1920.
Type of property:	The property is a detached bungalow.

Accommodation

Storey	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Lower ground									
Ground	2	3	1	1	1			1	Hall
First									
Second									
Third									
Fourth									
Roof space									
Totals	2	3	1	1	1	0	0	1	

Floor area:	The external floor area of the bungalow is 119 square metres.
Reinstatement cost:	£ 125000

Note: This reinstatement cost is the estimated cost of completely rebuilding the property. It represents the sum at which the home should be insured against fire and other risks. It is based on building and other related costs and does not include the value of the land the home is built on. It does not include leisure facilities such as swimming pools and tennis courts. The figure should be reviewed regularly as building costs change. **Importantly**, it is not a valuation of the property.

If the property is very large or historic, or if it incorporates special features or is of unusual construction and a specialist would be needed to assess the reinstatement cost, no cost figure is provided and the report says that a specialist is needed.

Construction

A short general description of the construction:
The main roof of the property is pitched.
The walls are of solid brick construction.

Mains services

Drainage Gas Electricity Water

The ticked boxes indicate that mains services are present.

Central heating

The property has no central heating.

Outside facilities

There is a single on site garage. There are 2 parking spaces located onsite. There is a private garden located to the front of the property. There is a private garden located to the rear of the property.
There is one permanent outbuilding for the purpose of storage.
All roads and footpaths are made-up unless otherwise stated.

Summary of condition ratings

Section of the report	Part no.	Part name	Identifier (more than one)	Rating
D: Outside	D1	Chimney stacks		3
	D2	Roof coverings	Roof coverings - main roof	3
	D2	Roof coverings	Roof coverings - flat roof of bay window at side	3
	D3	Rainwater pipes & gutters		3
	D4	Main walls (including claddings)	Main walls (including claddings) - west facing wall	NI
	D4	Main walls (including claddings)		1
	D5	Windows		3
	D6	Outside doors (incl. patio doors)		1
	D7	All other woodwork		3
	D8	Outside decoration		2
E: Inside	E1	Roof structure		2
	E2	Ceilings		2
	E3	Inside walls, partitions & plasterwork		1
	E4	Floors		2
	E5	Fireplaces & chimney breasts		3
	E6	Built-in fittings		2
	E7	Inside woodwork		1
	E8	Bathroom fittings		3
	E9	Dampness		3
F: Services	F1	Electricity		3
	F2	Gas / Oil		1
	F3	Water		3
	F4	Heating		3
	F5	Drainage	Drainage - below ground	NI
	F5	Drainage	Drainage - above ground	2

Summary of structural movement:

There is no evidence of structural movement.

Further investigation

Recommended investigation of defects seen or suspected:

Your attention is drawn to the following matters for which further investigation is recommended by someone who is appropriately qualified:

- timber defects
- electrical installation
- dampness

Section C Conveyancing and health and safety issues

Issues for conveyancers

The Home Inspector does not act as 'the conveyancer'. However, if during the inspection, the Inspector identifies issues that the conveyancers advising the buyer and seller may need to investigate further, the Inspector will refer to these in the report. This is to draw the issues to the attention of others to improve the quality of the information in the home information pack. The Inspector will not have seen the legal and other documents in the home information pack.

Roads and footpaths:	
Drainage:	
Water:	
Drains:	
Planning and any other permission needed:	
Freehold owner consents:	
Flying freeholds:	
Mining:	
Rights of way:	
Boundaries (including party walls):	
Easements:	
Repairs to shared parts:	
Previous structural repairs:	
New building warranties:	
Building insurance (ongoing claims):	
Tree preservation orders:	
Property let:	

Contaminated land and flooding

The Home Inspector assumes that the home is not built with nor contains hazardous materials and it is not built on contaminated land. However, if any of these materials are found during the inspection, or if the Home Inspector finds evidence to suggest that the land may be contaminated, this will be shown on the report along with recommendations for further investigations.

Contamination:	
Flooding:	

Health and safety risks

These will include defects that require repair or replacement as well as issues that have existed for a long time and cannot reasonably be changed, but may present a health and safety risk.

Safety glass:	The absence of safety glass at the rear canopy roof and the front door increases the risk of injury.
---------------	--

Section D Outside condition

The Inspector carried out a non-invasive inspection (see the important note on page 4 for an explanation of 'non-invasive') of the outside of the main building and permanent outbuildings. They made this inspection from various points within the boundaries of the property and from public areas such as footpaths and open spaces, using binoculars where necessary. The Inspector did not stand on walls or enter neighbouring private property. They examined roofs, chimneys and other external surfaces of the building from the ground. They inspected flat roofs to single-storey buildings from a ladder, where the surface of the roof was not more than three-metres above ground level. They did not inspect features above this level that cannot be seen from any point. Because of the risk of causing damage, the Inspector did not walk on flat roofs. They assessed rainwater fittings (gutters and downpipes) only if there was heavy rain at the time of inspection.

The Inspector looked at the overall condition and the state of repair of the outside parts of the property. The report does not reflect every minor blemish and does not point out each individual minor defect in the outside walls. However, where there are so many minor defects that together they are serious, the report will say this.

When inspecting blocks of flats, it is often difficult to see the whole outside of a building or block, and its maintenance is rarely the responsibility of one person. The Inspector only carried out a non-invasive inspection to the level of detail set out above, to the main walls, windows and roof over the flat.

The Inspector did not inspect the rest of the block to this level of detail, but instead has formed an opinion based on a general inspection of the rest of the block. They provide information about the outside and shared parts so that the conveyancer can check whether the maintenance clauses in the lease or other title documents are adequate.

The Inspector inspected the shared access to the flat together with the area where car parking and any garage for the flat are, along with the access to that area. They did not inspect other shared parts, such as separate halls, stairs and access ways to other flats in the block, the lift motor room and cleaning cupboards.

The following items were not present:

- D9: Other outside detail

I could not inspect the main walls (including claddings) - west facing wall because the wall was not readily accessible for inspection, being obscured by dense vegetation.

D1 Chimney stacks	Rating
The property has two chimney stacks, each of brick construction. The pointing to both chimney stacks is in very poor condition with some sections missing. There are loose bricks on the chimneys. The lead flashings to the roof slopes are cracked. Within the roof void the chimney stacks are cracked and there is a risk that toxic flue gases will seep into the roof void and the living accommodation. This is considered serious and in need of urgent repair or replacement.	3
D2 Roof coverings	Rating
Roof coverings - main roof The main roof is pitched and covered with plain clay tiles. Most of the ridge tiles are loose, and many roof tiles are missing from the roof slopes. The bedding to the tiles at the ends of the roof slopes is loose. This is considered serious and in need of urgent repair or replacement.	3
Roof coverings - flat roof of bay window at side The flat roof has a felt covering. The felt covering of the flat roof is split, and the lead flashing to the wall is cracked. This is considered serious and in need of urgent repair or replacement.	3
D3 Rainwater pipes & gutters	Rating
The rainwater fittings are a mixture of cast iron and PVC. The cast iron rainwater gutters are corroded, and there are cracks at some of the joints. There are leaks in the gutters, which overflow during heavy rainfall. This is considered serious and in need of urgent repair or replacement.	3
D4 Main walls (including claddings)	Rating
The outside walls are of painted brickwork. The walls are of solid construction. The damp proof course [water-proofing to prevent rising damp] is bitumen. The outside walls are partly clad with rendering [sand and cement finish] at the front. No significant defects were noted in the walls. No repair is presently required. Normal maintenance must be undertaken.	1
D5 Windows	Rating
The windows are timber framed and are single glazed. The sills of the bay windows are extensively damaged by wet rot. This is considered serious and in need of urgent repair or replacement.	3
D6 Outside doors (incl. patio doors)	Rating
The outside front door is timber with glazed panels. The outside back door is timber. The doors are in a satisfactory condition. The glazing to the front door is not of safety glass, and this could be hazardous. (Please also see Section C). No repair is presently required. Normal maintenance must be undertaken.	1
D7 All other woodwork	Rating
There is a timber framework outside the back door which supports a glazed canopy. Though the timber framework is sound, much of the glazing is loose, and this is very hazardous. (Please also see Section C). This is considered serious and in need of urgent repair or replacement.	3
D8 Outside decoration	Rating
The external joinery, brickwork and rendering are painted. The decorations are in poor condition, and there is a risk of water penetration into the external timber joinery. Some repairs or replacements are required but these are not considered serious or urgent.	2

Section E Inside condition

The Home Inspector carried out a non-invasive inspection of all the parts of the home they could see without causing damage. However, if the Inspector could not see a part of the home without the risk of damage and they suspect that there could be a problem, the report will say this and include recommendations on the need for further investigation.

The Home Inspector checked for damp in vulnerable areas by using a moisture-measuring meter. They inspected the roof structure from inside the roof space where it was accessible, but did not move or lift insulation material, stored goods and other contents. The Inspector did not walk around the space if there was a risk to safety (for example, where insulation covers the ceiling joists). Instead they inspected the roof from the access point.

They opened some of the windows and all the doors. They inspected floor surfaces and under-floor spaces where they were readily accessible. They did not move or lift furniture, floor coverings or other contents. The Home Inspector has not commented on sound insulation or chimney flues (or both), because it is rarely practical to do so without using specialist equipment that Home Inspectors do not carry.

The Home Inspector inspected the inside of the flat in the same way as is described under 'The inside of the property' in section C. However, they inspected the roof space only where they could get safe access from within the flat itself. The Inspector did not go into the roof space if access was only possible from the shared parts or from within another flat.

The following items were not present:

- E10: Other issues

E1 Roof structure	Rating
The main roof is constructed using individual timbers in a traditional manner. The timber roof frame is affected by wood boring insects in isolated areas. Some repairs or replacements are required but these are not considered serious or urgent.	2
E2 Ceilings	Rating
The ceilings are constructed from plaster on wood laths [lath and plaster]. There are various cracks in the ceilings and some areas are stained as a result of past leaks in the roof covering. Some repairs or replacements are required but these are not considered serious or urgent.	2
E3 Inside walls, partitions & plasterwork	Rating
The internal walls and partitions are of solid construction. There are minor cracks in the plaster finishes, which are not indicative of serious problems. No repair is presently required.	1
E4 Floors	Rating
The floors are of timber. The ventilation to the voids beneath the floors is obstructed by vegetation externally. No evidence of significant weakness was noted in the floors. Some repairs or replacements are required but these are not considered serious or urgent.	2
E5 Fireplaces & chimney breasts	Rating
The property has four fireplaces. A gas fire is fitted at the fireplace in the dining room. The fireplace in bedroom two has been sealed. The chimney breasts are of masonry construction. The chimney breasts in the roof void are cracked. This is considered serious and in need of urgent repair or replacement.	3
E6 Built-in fittings	Rating
The kitchen fittings are dated. The kitchen fittings are badly worn. Some repairs or replacements are required but these are not considered serious or urgent.	2
E7 Inside woodwork	Rating
The internal woodwork includes such items as: doors, frames, skirting, banisters and staircases. Normal maintenance must be undertaken.	1
E8 Bathroom fittings	Rating
The sanitary fittings in the bathroom include such items as: bath, basin, and WC, and are dated. The sanitary fittings are worn in the bathroom. This is considered serious and in need of urgent repair or replacement.	3
E9 Dampness	Rating
There is evidence of rising damp and condensation in the property. Rising dampness is affecting the whole of the main walls and is likely to have been caused by failure of the damp proof course. This may affect other parts of the property. Condensation is affecting the external walls, notably in the lounge and bedroom one, and is likely to have been caused by imbalance of heating and ventilation. This may affect other parts of the property. This is considered serious and in need of urgent repair or replacement.	3

Section F Services

Services are generally hidden within the construction of the property; for example, pipes are beneath the floors and wiring is within the walls. As a result only the visible parts of the available services can be inspected. Specialist tests were not carried out. The visual inspection does not assess the services to make sure they work properly and efficiently and meet modern standards. If any services (such as the boiler or mains water) are turned off, the Home Inspector will state that in the report and will not turn them on.

Otherwise, the Home Inspector turned on some taps on appliances and, where safe and practical to do so, lifted the covers on the drainage inspection chambers.

The Home Inspector reports only on the services covered in this section (electricity, gas, oil, water, heating and drainage). All other services and domestic appliances are not included in the reporting: for example, security and door-answering systems; smoke alarms; television, cable, wireless and satellite communication systems; cookers, hobs, washing machines and fridges (even where built-in).

The report gives some general advice on safety and the importance of maintaining and servicing the home's services and appliances, particularly those providing heating and hot water.

I could not inspect the drainage - below ground because no inspection chambers on the drains were found within the gardens of the property.

F1 Electricity	Rating
General advice Safety warning: Periodic inspection and testing of electrical installations is important to protect your home from damage and to ensure the safety of the occupants. Guidance published by the Institute of Electrical Engineers recommends that inspections and testing are undertaken at least every 10 years and on change of occupancy. All electrical installation work undertaken after 1st January 2005 should be identified by an Electrical Installation Certificate. There is an electrical supply and the meter and consumer unit [fuse box] are located in the kitchen. The installation is old. The bracket supporting the overhead supply cable is not securely fixed to the wall. This is considered serious and in need of urgent repair or replacement.	3
F2 Gas / Oil	Rating
General advice Safety Warning - GAS and OIL - Regular inspection, testing, maintenance and servicing of all heating and hot water appliances and equipment should be undertaken by a registered 'competent person' and in accordance with the manufacturer's instructions'. This is important to ensure that such equipment is working correctly to minimise the risk of fire and carbon monoxide poisoning as well as leakages of Carbon Dioxide and other greenhouse gases to the atmosphere. For further advice contact CORGI for gas installations, OFTEC for oil installations and HETAS for solid fuel installations. There is a gas supply and the meter and valve are located in the kitchen. No repair is presently required. Normal maintenance must be undertaken.	1
F3 Water	Rating
There is a mains water supply. The pipework is galvanised iron and the stop valve is under the kitchen sink. The pipework in the roof space is rusting. The cistern in the roof space is also rusting. This is considered serious and in need of urgent repair or replacement.	3
F4 Heating	Rating
The heating is provided by storage heaters. The hot water is provided by an immersion heater in an old galvanised iron hot water tank. The electric storage heaters are old. The galvanised hot water tank is rusting. This is considered serious and in need of urgent repair or replacement.	3
F5 Drainage	Rating
Drainage - above ground There is a mains drainage system. The external gulley to the rear of the kitchen is cracked. Some repairs or replacements are required but these are not considered serious or urgent.	2

Section G Grounds (including shared parts for flats)

The Home Inspector inspected the condition of the boundary walls, outbuildings and areas in common (shared) use.

To inspect these areas the Home Inspector walked around the grounds. The report provides a summary of the general condition of any garden walls, fences and permanent outbuildings. Conservatories with translucent or clear roofs attached to the main buildings are treated as outbuildings, as are garages and permanent store sheds. Buildings containing swimming pools and sports facilities are also treated as outbuildings, but the Home Inspector does not report on the leisure facilities, such as the pool itself and its equipment.

The Inspector did not inspect leisure facilities, landscaping and other facilities, including swimming pools and tennis courts, and non-permanent outbuildings.

Comments on:

Garages:

The garage is of blockwork construction, externally rendered, and is in an average condition.

Conservatories:

Permanent outbuildings:

The store is of brick construction and is in a dilapidated condition and requires extensive repair.

Boundary and retaining walls:

The fences are of timber construction. These are in an average condition.

Paved areas:

There are paved areas and paths to the front and rear consisting of concrete slabs that are in a poor condition. There is a drive to the front and this consists of tarmac.

Grounds:

The grounds are very overgrown and untended.

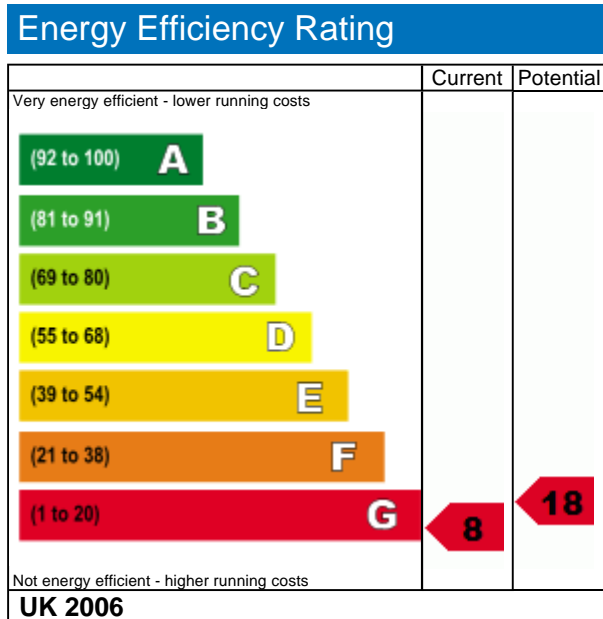
Common (shared) areas:

Section H Energy performance certificate

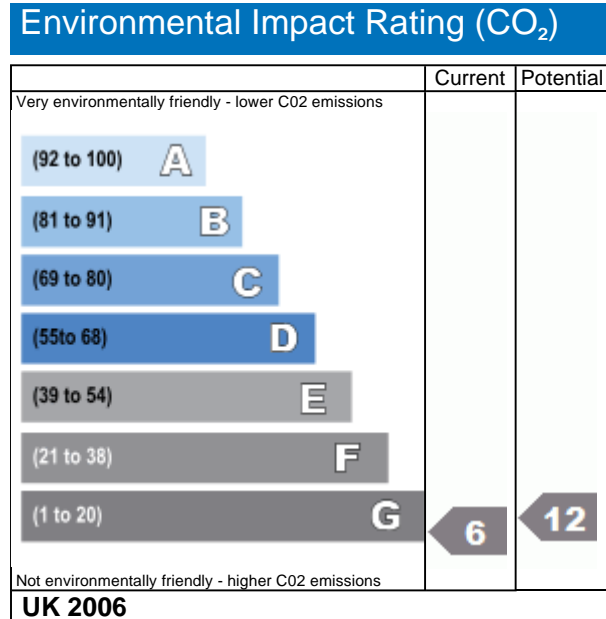
Dwelling type: Bungalow
 Home Inspector's name: Mr Terence Wallace
 Date of making the report: 26 February 2007

Date of inspection: 14 November 2006
 Certificate number: 15956
 Floor area: 119 m²

The home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	379 kWh/m ² per year	335 kWh/m ² per year
Carbon dioxide emissions	16.76 tonnes per year	14.64 tonnes per year
Lighting	£73.95 per year	£36.97 per year
Heating	£986.98 per year	£944.84 per year
Hot water	£359.72 per year	£174.19 per year

The above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs and carbon dioxide emissions are calculated based on an assessment of the energy use. This makes standard assumptions about occupancy, heating patterns and geographical location. The energy use includes the energy used in producing and delivering the fuels to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and an older certificate may underestimate the property's fuel costs.

To see how this home can achieve its potential rating please see the recommended measures.

Energy Performance Report

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale:
 Very poor/Poor/Average/Good/Very good.

Element	Description	Current performance	Environmental impact
Main walls	Solid brick (as built)	Very poor	Very poor
Main roof	Pitched, 50mm loft insulation	Poor	Poor
Main floor	Uninsulated solid concrete (assumed)	N/A	N/A
Windows	100% Single glazed	Poor	Poor
Main heating	Electric storage heaters	Average	Poor
Main heating controls	Manual charge control	Poor	Poor
Secondary heating	Gas fire	Average	Poor
Hot water	Dual immersion	Very poor	Very poor
Lighting	Standard lighting only	Very poor	Very poor
Current energy efficiency rating			G : 8
Current environmental impact rating			G : 6

Recommended measures to improve this home's performance ratings

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

Lower cost measures (up to £500)	Typical savings	Performance ratings after improvements	
		Energy efficiency	Environmental impact
Replace all non-low-energy lightbulbs	£25.00 per year	G : 9	G : 6
Put 160mm jacket on hot water cylinder	£140.00 per year	G : 14	G : 8
Upgrade loft insulation to 250mm	£100.00 per year	G : 18	G : 12
Total	£265.00 per year		
Potential energy efficiency rating		G : 18	
Potential environmental impact rating		G : 12	

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home.

Fit 50mm internal insulation to wall	£320.00 per year	F : 32	F : 27
Install double glazing	£97.00 per year	F : 38	F : 33
Add a photovoltaic system	£21.00 per year	E : 39	F : 34
Total	£703.00 per year		
Enhanced energy efficiency rating		E : 39	
Enhanced environmental impact rating		F : 34	

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by reduced carbon dioxide (CO₂) emissions.

About the measures to improve this home's performance ratings

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install. Some of them may be installed as DIY projects. DIY is not always straightforward and sometimes there are health and safety risks, so take advice from an energy advisor before carrying out DIY improvements.

Replace all non-low-energy lightbulbs

Replace any traditional light bulbs in this home with energy saving recommended ones; these reduce lighting costs over the lifetime of the bulb - and they last up to 12 times longer than ordinary light bulbs.

Put 160mm jacket on hot water cylinder

Improving the insulation of your hot water tank using a very thick jacket will help reduce your heating bills. You should also insulate the hot water pipe connections to the cylinder, for about a metre, or as far as you can get access to them. Fit the jacket over the top of any existing jacket and over any thermostat clamped to the cylinder.

Upgrade loft insulation to 250mm

The anticipated cost is based upon a contractor installing an additional 100mm of glass fibre or mineral wool insulation in your loft, but it can also be installed by a capable DIY enthusiast. If you choose a DIY installation then take care not to block ventilation at the edge of the loft space as this may cause condensation. When handling the insulation always wear gloves and a mask.

Higher cost measures (typically over £500 each)

There are no measures that can be recommended for this property within this cost bracket.

Further measures

Further measures that could deliver even higher standards for this home

Fit 50mm internal insulation to wall

This is only recommended for solid walls (without a cavity), and it involves adding a layer of insulation to the inside or outside surface of your walls. You can choose between two systems. The first is often called dry-lining, and is most appropriate if you are decorating inside your home, because a layer of insulation is added to the inside of your walls. The second, external wall insulation, is a major improvement to the outside of your home. This system includes an insulant and a weather protective finish, and improves the look of your home whilst also giving lasting weather protection and helping to prevent damage to the outside walls. Either of these improvements will stop the heat from escaping from your home so you might like to take professional advice to help you choose between them.

Install double glazing

Replacing the existing single glazed windows with double-glazing will improve your comfort in your home by reducing draughts and cold spots near windows. This will also help to save on your heating bills during the long winter months. Building Regulations apply to this work, so you should either use a contractor who is registered with Fensa or get advice from your local Building Control Authority.

Add a photovoltaic system

A solar photovoltaic (PV) system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The Solar Trade Association has up-to-date information on local installers and any grant that may be available.

About this energy inspection

For clarification of the technical information in this Energy Performance Certificate, please contact:
Inspector: Mr Terence Wallace Tel: 01235 832740
Inspector registration number: SAVA101012

This inspection has been undertaken by a qualified Inspector who has received appropriate training to collect the correct information about the energy performance of homes. This information has been processed by a Government approved organisation to produce the energy performance certificate and the recommendations for improvements in this report. Both the Inspector and the energy performance certificate supplier are regularly monitored to ensure that their work is up to standard.

About this home's performance ratings

The ratings provide a measure of the overall energy efficiency of this home and its environmental impact and is calculated using the National Calculation Methodology (NCM), which is the Government's recommended system for assessing the energy performance of buildings. The ratings take into account the home's insulation, heating systems, hot water system, fixed lighting, ventilation, number of windows and fuels used.

Not all of us use our homes in the same way so to allow one home to be directly compared with another, energy ratings are calculated using 'standard occupancy' assumptions. Standard occupancy is based on a home in a central UK location and assumes that during the heating season the home is heated for 9 hours a day during weekdays and 16 hours a day at weekends, with the living room heated to 21°C and the rest of the home at 18°C.

The ratings are expressed on a scale of 1 to 100. The higher the energy efficiency rating the more energy efficient the home and the higher the environmental impact rating the less impact it has on the environment.

Homes which are more energy efficient use less energy, cost less to run and help to protect the environment. The cost of providing lighting, heating and hot water to a home with an energy efficiency rating of 100 would be practically zero. Similarly the carbon dioxide emissions from lighting, heating and hot water for a home with an environmental impact rating of 100 would be practically zero.

The potential ratings shown above describe the energy performance of the home assuming all cost effective measures have been installed. For comparison a home built to the 2006 Building Regulations would typically be around the boundary of bands B and C.

This home's impact on the environment

Carbon dioxide is one of the biggest contributors to the man-made greenhouse effect. We all use energy every day - at home, at work and when we travel. To generate that energy, we burn fossil fuels (coal, oil and gas) that produce 'greenhouse' gases - particularly carbon dioxide - which are changing our climate and damaging the environment. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions.

The average household in the UK creates about six tonnes of carbon dioxide every year. There are simple steps you can take to cut carbon dioxide emissions and help prevent climate change. Making your home more energy efficient by adopting the suggestions in this report can help protect the environment by reducing carbon dioxide emissions. You could reduce your emissions even more by switching to renewable energy sources.

What can I do today?

In addition to the specific measures suggested in this report, don't forget there are many simple measures you can put into action today that will save you money, help reduce your impact on the environment and improve the comfort of your home.

For example:

- Check that your heating system thermostat is not set too high (21°C in the living room is suggested) and use the timer or programmer to ensure you only heat your home when necessary.
- Make sure your hot water is not too hot. Your cylinder thermostat shouldn't need to be set higher than 60°C/140F.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.est.org.uk/myhome

When the report is complete

All home condition reports are held on a register kept by or on behalf of the Government in accordance with regulations made under the Housing Act 2004. Under those regulations, a copy of this home condition report can be inspected on-line at <http://www.hcrregister.com/ReportRetrieve> by entering its unique reference number **9010-1504-2090-0096-2065**. Entering this number allows anyone to inspect the report so you should not give it to someone unless you are happy for them to see the report. If you give someone the reference number and wish to prevent others from inspecting the report, you should tell the recipient that you do not want the number to be further disclosed.

Home Inspector's signature:	
Inspector's membership number:	SAVA101012
Name:	Mr Terence Wallace
Qualifications:	DipBS DipHI FRICS
Address:	12 Kings Lane, Harwell, Didcot, Oxon., OX11 0EJ
Phone number:	01235 832740
Fax number:	01235 832740
E-mail address:	tjw@tjwallace.co.uk
Date of making the report:	26 February 2007

What to do if you have a complaint

If you have a complaint about this Home Condition Report or the Home Inspector who carried it out you should follow the procedures set out below.

- Ask the company who provided the report, (the company named on the front of the report) or the Home Inspector who carried it out to give you a copy of their complaints handling procedure. All companies must have a written procedure and make it available to you if you ask.
- Follow the guidance given in the document, which includes making a formal complaint.
- Companies that provide home condition reports must handle your complaint in accordance with their procedure.

You may ask The SAVA Certification Scheme, The National Energy Centre, Davy Avenue, Knowlhill, Milton Keynes, MK5 8NA to investigate the complaint if:

- your complaint is about an allegation of criminal activity;
- the company fails to handle your complaint in line with their procedure; or
- you are not happy with how they have handled your complaint.

If you are the seller and believe that the report is incorrect you should report this to the company that provided the report (or the Home Inspector who carried out the inspection).

- If the company or the Inspector agrees that details are not correct, they will give a corrected report and ask for the inaccurate report to be removed from the register of home condition reports.
- If the company or Inspector do not agree, you may complain to The SAVA Certification Scheme and apply to have the report removed from the register of home condition reports.